

9218

POTRANCO



SRS

CAPITAL
MARKETS

Retail Center Investment Opportunity

9218 Potranco Road | San Antonio, TX 78245

Offering Overview

SRS Capital Markets is pleased to present **9218 Potranco** (the “Property”), a **100% leased, 8,070 square foot multi-tenant retail center in Northwest San Antonio.**

Located on Potranco Road south of the TX-151 interchange, the Property benefits from prominent pylon signage and four points of ingress/egress on Potranco Road and Hunt Lane.

Positioned proximate to Westover Hills in greater Northwest San Antonio, **9218 Potranco sits within a high-growth trade area** with more 47,000 households within 3 miles. Further, the Property benefits from a tight retail market with 93%+ occupancy (3-mile radius).

The Property is **fully leased to three tenants with staggered rollover** that balances near-term upside against long-term durability. Omni Vision and Stout House are seasoned tenants with several years at the property and term through 2030. Einstein’s Bagels will occupy by year end with a new ten-year lease.

9218 Potranco presents investors a value-add opportunity through mark-to-market of legacy tenants with the stability of a newly signed lease from Einstein’s Bagels.

SRSRE.COM/9218Potranco



9218 POTRANCO

9218 Potranco Road | San Antonio, TX 78245



8,070± SF
Offering GLA



1.29± AC
Land Area



100%
Occupancy



2016
Year Built



66
Parking Spaces
(8.2 Per 1,000 SF)



MPCD
Zoning

Complimentary
Tenancy Mix

with Mark-to-Market Opportunities



100% **Leased** to a Mix of National & Local Tenants

STOUT HOUSE

EINSTEIN BROS. BAGELS

OMNI VISION
EYE EXAMS | EYEWEAR | CONTACTS



Recently Signed Einstein's Lease Proves **Continued Tenant Demand** in this Location



Complimentary Adjacent Users

STARBUCKS

tropical CAFE

DUNKIN'

ideal dental



Above Market Parking Ratio
(8.2 Spaces Per 1,000 SF)



Nearby Demand Drivers



JBSA Lackland Air Force Base

12 MINUTES

- **24,000+** Active Duty Members
- Home to Largest Training Wing of U.S. Air Force
- **\$1.3BN** Payroll



9 MINUTES

Hyatt Regency Hill Country Resort & Spa

- **500** Room, **27** Hole Championship Golf Course on **300** Acres
- Completed **\$100M** Renovation in 2026
- One of San Antonio's Largest Single-Site Employers



UT Health San Antonio

15 MINUTES

- **8,500+** Employees
- **144** Beds & **12** Operating Rooms
- **2.5M+** Patient Visits Per Year



15 MINUTES

USAA HQ

- **37,000+** Employees
- **286** Acre Campus
- Largest Private Employer in the City





Proximate to

Housing & Impressive Retail Fundamentals

Retail
3 Miles:



7.4M SF Inventory	24.2K SF Under Construction	92.4% Occupied
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Single & Multifamily Households
3 Miles:



45,344 Total Households	19,314 Multifamily Units
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Household Income
3 Miles:



\$90K Avg Household Income	7.6% Growth Proj. Over Next 5-Years
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Prominent Visibility



Located on Potranco Road
South of TX-151 Interchange



TX-151 is a Primary Arterial for Northwestern Suburbs including Alamo Ranch & Westover Hills



Prominent Pylon Signage on Potranco Road



5 Points of Ingress/Egress

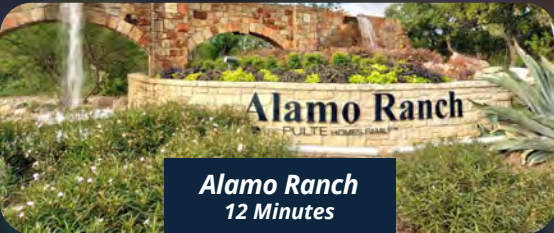
Drive Times



Hyatt Regency
9 Minutes



JBSA Lackland
12 Minutes



Alamo Ranch
12 Minutes



UT Health
14 Minutes



USAA HQ
16 Minutes



Downtown
18 Minutes

Proximate to

Major Hubs & Economic Drivers

Surrounded by Affluent Demographics & Large Employment Base



	1 Mile	3 Miles	5 Miles
Population Summary			
2025 Total Population	19,327	130,628	311,726
2025 Total Daytime Population	15,120	111,043	257,219
Housing Unit Summary			
2025 Average Household Income	\$89,894	\$89,516	\$93,333
2025 Median Home Value	\$259,692	\$245,344	\$258,554

SOURCE: esri



San Antonio Snapshot



San Antonio is a city of steady growth and tremendous investment opportunities, both nationally and globally. A highly qualified, educated workforce, and unmatched cultural mix also position San Antonio as a hot spot for international business.



San Antonio 2025 Estimated Population

2.76M



San Antonio 2025 Median Household Income

\$78,047



San Antonio 2025 Median Age

37

#1

Best-Performing City

- Milken Institute



#1

Top U.S. Cyber City - Business Facilities 2022

#2

Fastest Growing City in the U.S.

- Consumer Affairs 2023



#4

Top Housing Market for Millennials

- Knock 2022

#5

Most Affordable Large City in the U.S.

- Business Facilities 2022



#6

Fastest Growing U.S. City for IT Talent

- CIO 2022

Sources: U.S. Census Bureau, Greater SATX Regional Economic Partnership

San Antonio

Texas

Notable Employers



20K+ Jobs



19K+ Jobs

JOINT BASE
SAN ANTONIO

82K+ Jobs

CYBERSECURITY
SAN ANTONIO

17K+ Jobs

South Texas
MEDICAL CENTER

30K+ Job

JPMORGAN
CHASE & CO.

4.4K+ Jobs

rackspace
technology.

3K+ Jobs



1.8K+ Jobs



3K+ Jobs



18K+ Jobs

Source: Greater SATX Regional Economic Partnership

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EXCLUSIVELY MARKETING BY

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OF GOING THE EXTRA MILE

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